

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Special Permit #1964 **DATE:** March 28, 2002
Dance gym at S. 8th and Pioneers Boulevard

PROPOSAL: A special permit for a private school for tumbling, dance, cheerleading and gymnastics at 4001 South 8th Street.

LAND AREA: 2.25 acres, more or less

CONCLUSION: The request is not in conformance with the Comprehensive Plan and creates a potential exposure risk of children to hazardous materials.

<u>RECOMMENDATION:</u>	Denial
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 1, Block 1, Sutherland Park 1st Addition

LOCATION: Generally located at South 8th Street and north of Pioneers Boulevard.

APPLICANT: Richard Bollerup
3930 South Street
Lincoln, NE 68506
(402)441-0000

OWNER: Sutherland Park Partners L.L.C.
1645 N Street
Lincoln, NE 68506

CONTACT: Richard Bollerup

EXISTING ZONING: I-1, Industrial

EXISTING LAND USE: Architectural office, lawn sprinkler business and warehouse

SURROUNDING LAND USE AND ZONING:

North:	Undeveloped	I-1, Industrial lot and P, Public
South:	Plumbing contractors(2)	I-1
East:	NE Dept of Corrections warehouse and United Rent-all	I-1

Private dance school at S. 8th and Pioneers Blvd.

West: Undeveloped and RR ROW I-1

HISTORY: Area was preliminary platted in **1995**, and final platted in **2000**.

City Council approved Change of Zone #2951 amending the Zoning Ordinance text to allow private schools in the I-1, Industrial district on **December 18, 1995**.

City Council approved Change of Zone #2081 from AG, Agricultural to I-1, Industrial in **February 1984**.

This area was converted from A-A, Rural and Public use District to AG, Agricultural with the **1979** Zoning Update.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan states that Public Safety and Health Services shall;

“Assure that every child and youth are provided adequate housing, nutrition, health care, **protection**, education, recreation and creative freedom to develop his or her unique potential” (Page 167).

The situation created by the special permit does not assure protection of children from hazardous materials, but rather increases the potential exposure risk by allowing a private school intended for children in an area where hazardous chemicals are allowed and known to be currently stored.

TRAFFIC ANALYSIS: South 8th and Lowell Streets Street are local streets as classified by the Comprehensive Plan Functional Street and Road Classification (Page 92).

ENVIRONMENTAL CONCERNS: This is an industrial area that is not appropriate for facilities which offer classes to children. The Lincoln-Lancaster County Health Department states that children are a more susceptible population, requiring a higher standard of care.

ANALYSIS:

1. This is an application for a private dance/gymnastics school in the I-1, Industrial district as allowed by §27.63.075. The applicant indicated that the maximum number of students using the facility at any given time will be no greater than 207 with a maximum of 10 staff at any given time. The site plan provides adequate parking (94 spaces) based on the proposed intensity of use.

Private dance school at S. 8th and Pioneers Blvd.

2. The applicant indicates that the proposed facility would be located in a portion of an existing building. Two other businesses are located in the building; an architectural office and a lawn sprinkler business. If one of the existing businesses closes, by right any permitted use, including a business that stores or uses hazardous materials may locate in the same building as the dance/gymnastics school.
3. Property to the south is being used by two wholesale plumbing supply distributors. Should either of the two properties to the south close, any permitted use may locate there, including facilities which use and store hazardous materials and create the potential for exposure.
4. The Lincoln-Lancaster County Health Department has serious concerns regarding the location of private schools or establishments with susceptible populations in industrial zones and recommends denial of this application. The potential exposure of children to hazardous materials is the primary concern of the Lincoln-Lancaster County Health Department. The I-1, Industrial district allows the storage and/or use of various hazardous chemicals.
5. Since 1953, 111 special permits have been approved for either private schools or child care centers. Of the 111, only five were for private schools. Two of the five special permits for private schools are located in an I-1, Industrial district. Special Permit #1837 is a special permit for an adult apprenticeship training school. Special permit #1594 is a special permit for a gymnastics school in which the special permit indicated had less than 18 students on site at any given time. This special permit proposes to have 207 students on site at any given time.
6. The applicant indicated that they were not aware of any hazardous chemicals stored or used within the vicinity of the requested special permit, however, there are currently hazardous materials being stored at the Nebraska Department of Corrections building immediately to the east of the proposed dance/gymnastics school. The specific type and amount was not available at the time this report was written, however, the Lincoln-Lancaster County Health Department is in the process of receiving detailed information from the Department of Corrections.
7. The applicant met with the Planning and Health Departments on March 28, 2002 to discuss the application relative to the Health Department Concerns. It was determined that by adding three conditions to the special permit the Health Department concerns could be alleviated. The first condition limits the permit by not allowing the permit to operate when hazardous materials are within the same building as the private dance/gymnastics school. The second condition limits the permit when hazardous materials are within 300' of the proposed facility and the third requires an emergency

Private dance school at S. 8th and Pioneers Blvd.

shut off switch on the ventilation system in the event of a chemical spill in the area. Since that meeting the Health Department contacted the properties within the area of the proposed facility and determined that there are currently hazardous materials stored in the area.

8. The Public Works & Utilities Department indicated that there are a variety of undeveloped lots in the area, allowing any use permitted in the I-1, Industrial District to locate in the area.
9. The Public Works & Utilities Department indicated that the building and site are located in the 100 year floodplain and any additions to the building must meet the minimum floor elevations of the floodplain zoning.
10. The Public Works & Utilities Department indicated that the parking shown along the west side of the building does not meet aisle width design standards. These stalls should be revised to meet design standards or removed.
11. The Public Works & Utilities Department indicated that the application refers to a student drop off area, however, none is shown on the plan. The applicant needs to clearly indicate whether or not there is a student drop off area and indicate it on the plan without interfering with existing parking areas.
12. The Building and Safety Department indicated that the note regarding area separation walls and the uniform building code and site plan notations should be deleted and/or replaced with a general site note indicating that the use of the building will comply with applicable building and life safety codes. Building and Life Safety Codes may not be dictated or modified by zoning actions. Specific building code requirements should not be included with zoning plans and documents nor based on limited zoning related plans, but rather should be determined on full building plans in the building permit process.
13. The applicant has not provided an evacuation plan in the event of a hazardous materials spill as required by §27.63.075.
14. Parking must be reserved and signed for this use and not others.
15. Guarantees cannot be given that there will not be hazardous materials in the area that could pose a danger to the students.

The staff recommendation of this special permit is denial, however, should the Planning Commission choose to approve the special permit, the following conditions shall apply.

Private dance school at S. 8th and Pioneers Blvd.

CONDITIONS:

Site Specific:

1. This approval permits a private dance/gymnastics school for 207 students and 10 staff on Lot 3, Sutherland Park 1st Addition.
2. Upon signature of the letter of acceptance, the permittee agrees to terminate the use of the premises as a private school within sixty days of receipt of notification from the building official of the storage of hazardous materials on property within 300 feet of the building used for the private school.
3. The permittee shall not allow the storage or use of hazardous materials on the premises of the special permit.

General:

2. Before receiving building permits:
 - 2.1 The permittee shall complete the following instructions and submit the documents and plans to the Planning Department office for review and approval.
 - 2.1.1 A revised site plan including 5 copies showing the following revisions:
 - 2.1.1.1 Revise the site plan to indicate only parking stalls that will be constructed. Remove references to proposed stalls.
 - 2.1.1.2 Remove parking stalls that do not meet Design Standards.
 - 2.1.1.3 Revise the site plan to indicate stalls required and stalls provided.
 - 2.1.1.4 Revise the plan to indicate landscaping materials and specifications.
 - 2.1.1.5 Revise the plan to indicate sidewalks and street trees as approved on the preliminary plat.
 - 2.1.1.6 The special permit will cover the entire lot, remove references to contract areas.

Private dance school at S. 8th and Pioneers Blvd.

- 2.1.1.7 Correct the legal description.
- 2.1.1.8 Remove references to area separation walls and the Uniform Building Code and site plan notations.
- 2.1.1.9 Add a general site note indicating that the use of the building will comply with all applicable building and life safety codes.
- 2.1.1.10 Add a note to the site plan to indicate that should hazardous materials be located within the area of the special permit, the special permit shall be immediately revoked to the satisfaction of the Lincoln-Lancaster County Health Department and Law Department.
- 2.1.1.11 Add a note to the site plan indicating that the building shall have a emergency shut off switch for the ventilation system in case of a hazardous chemical spill in the area to the satisfaction of the Lincoln-Lancaster County Health Department.
- 2.1.1.12 Add a note to the site plan indicating that the special permit shall be terminated within sixty days of receipt of notification from the building office of the storage of hazardous materials on property within 300 feet of the building used for the private school.
- 2.1.1.12 Provide an evacuation plan, in the event of a hazardous materials spill, to the satisfaction of the Lincoln-Lancaster County Health Department.
- 2.1.2 A permanent final site plan with 5 copies as approved.
- 2.2 The construction plans comply with the approved plans.
- 2.3 The required easements as shown on the site plan are recorded with the Register of Deeds.
- 2.4 All development must comply with floodplain regulations.

Private dance school at S. 8th and Pioneers Blvd.

STANDARD CONDITIONS:

3. The following conditions are applicable to all requests:
 - 3.1 Before occupying this private dance/gymnastics school all development and construction is to comply with the approved plans.
 - 3.2 All privately-owned improvements, including landscaping are to be permanently maintained by the owner.
 - 3.4 The operation is to meet appropriate local and state licensing requirements.
 - 3.5 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 3.6 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 3.7 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

Prepared by

Becky Horner
Planner



Area of Application

S. 8th St.

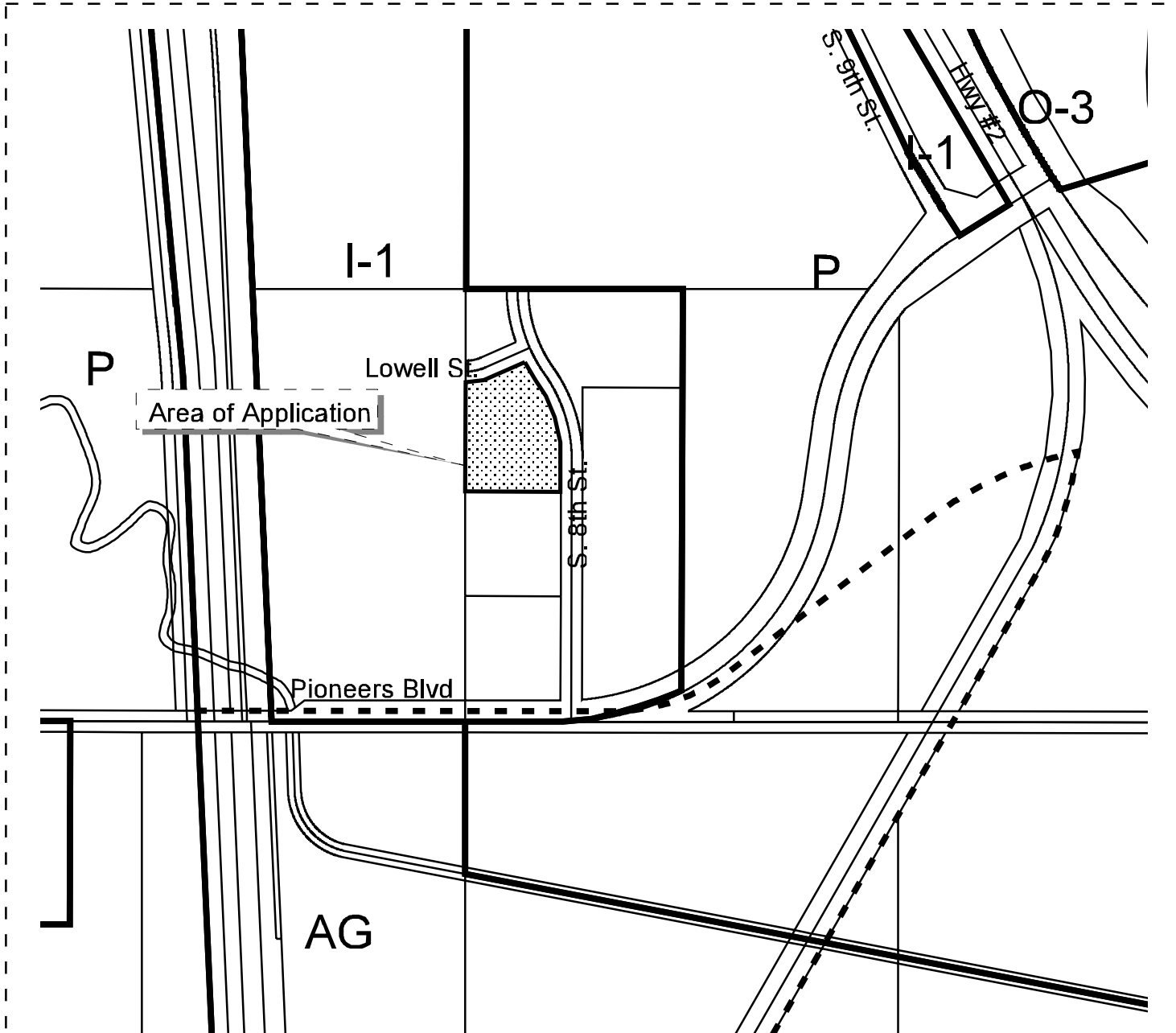
Pioneers Blvd

Special Permit #1964
S. 8th St. & Pioneers Blvd



Photograph Date: 1997

Lincoln City - Lancaster County Planning Dept.

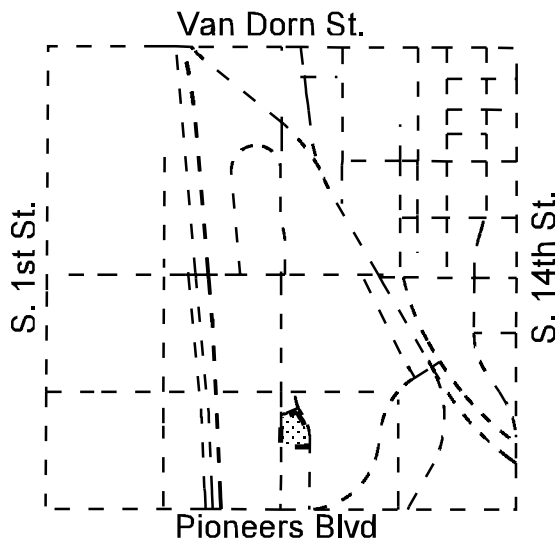
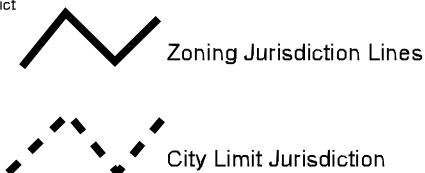


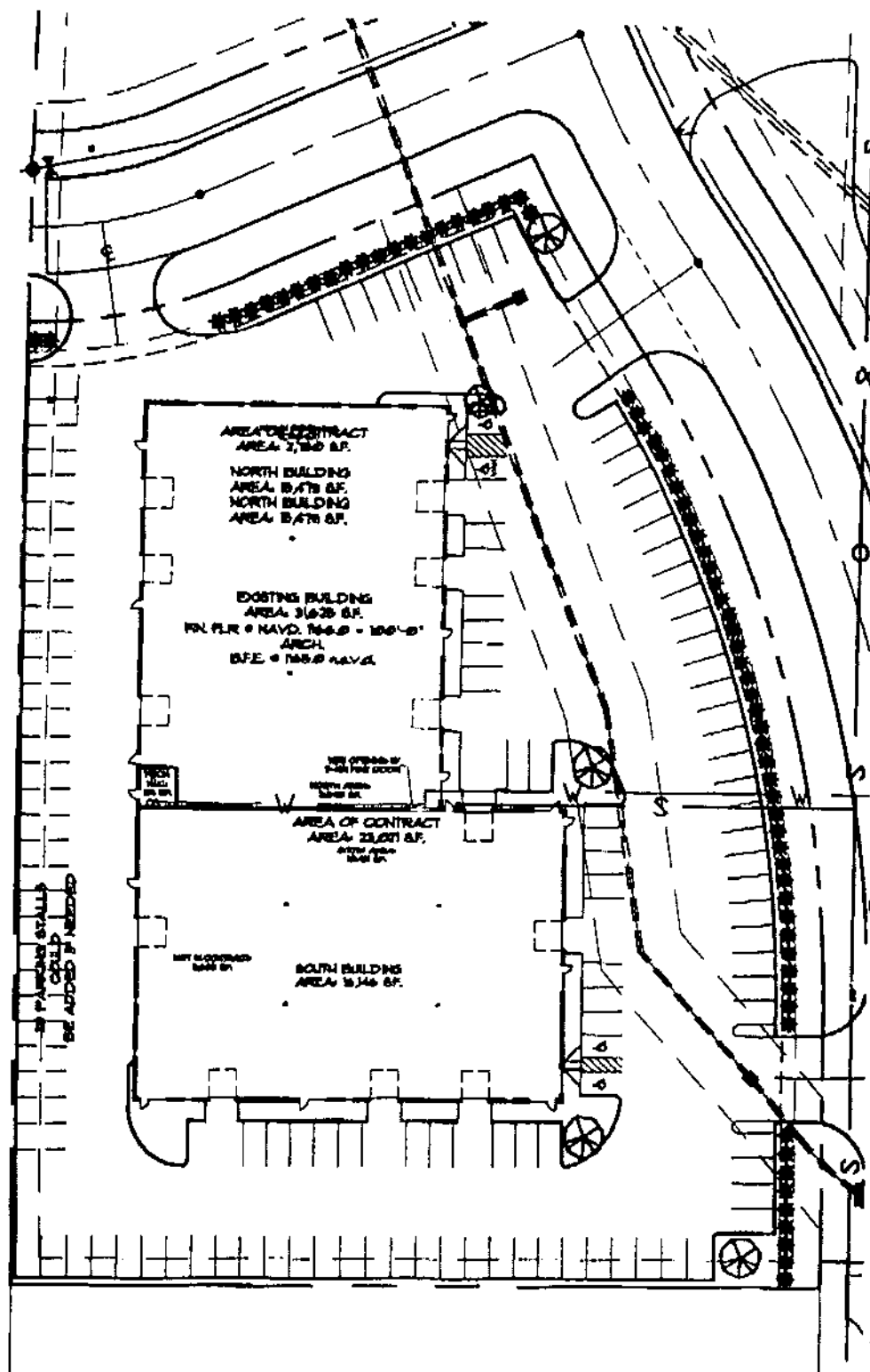
Special Permit #1964 S. 8th St. & Pioneer Blvd

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 2 T9N R6E





**CHEERLEADING / DANCE
NEW GYM
INTERIOR FINISH
4001 S. 8th STREET
LINCOLN, NEBRASKA**

Hutchins Design

Hutchinson Design, P.C.
3015 S. Main, Suite C-2
Tucson, Arizona 85719
Phone: (602) 421-1992
Fax: (602) 421-7196
Internet: www.hutchindesign.com
E-mail: hutch@hutchindesign.com

SEPTEMBER 2001

SITE PLAN PROJECT INFORMATION

JOB NO: 92-0206
DATE: 02-08-02
REVISED:

SHEET

DRAWN BY:

C-1

1. SITE PLAN

SCALE: 1" = 60'

TYPE AND CHARACTER OF PROPOSED USE

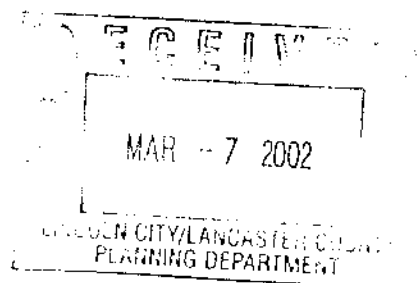
This application is for the conversion of a portion of the existing building located at 4001 S. 8th Street, Lincoln, Lancaster County, Nebraska, for use as a private school pursuant to Lincoln Municipal Code Section 27.63.075. That use will involve private instruction for students in the following areas: tumbling, dance, cheerleading, and gymnastics. Other uses within the building, which are not subject to this application, will include office use in approximately 2,750 square feet at the north end of the building; and warehouse use for a residential lawn sprinkler business in approximately 5,665 square feet of the southwest corner of the building. The private school use will occupy the remaining portion of the building which is approximately 23,021 square feet. Specific information regarding this application is as follows:

1. **Parking:** This special permit would make use of the existing 94 parking spaces which currently exist on site. Of those existing parking spaces, it is anticipated that 15 spaces will be used to support the office use and the warehouse use which are outside of the scope of this application. That leaves a total of 79 spaces devoted to this special permit. If additional parking is required, 28 additional parking spaces can be created along the western edge of the property as shown on the site plan.
2. **Number of Students and Staff:** It is anticipated that the maximum number of staff members on the largest shift will be no more than ten. It is anticipated that the maximum number of students using the facility at any given time would be no greater than two hundred seven for a teacher/student ratio of approximately 1/20.
3. **Limitations on Hours and Class Schedules:** It is anticipated that the hours of operation will be between the hours of 6:00 a.m. and 10:00 p.m. There will be a minimum of ½ hour separation between sessions in order to minimize the number of persons on site at any one time.
4. **Physical Description of Facility:** The proposed use shall be limited to the interior of the existing building located at this site. That building, including the landscape plan, has been fully approved as to all requirements of the I-1 zone. A site plan has been submitted with this application showing the location and arrangement of parking spaces, the traffic circulation pattern, loading and unloading areas, and entrances/exits to the facility. Traffic circulation to and from the site will be provided primarily through the two existing curb cuts at the eastern edge of the property onto South 8th Street. There is also an additional curb cut at the northwest corner of this property onto Lowell Street, which is an east-west street terminating at the west property line of this property and intersecting with South 8th Street at the northeast corner of this property. The primary entrance to the building for this use is at the northeast corner. Loading and unloading will occur primarily at that location.
5. **Hazardous Chemicals/Health Information:** The applicant is not aware of any storage or use of any hazardous chemicals within the vicinity of this proposed

JAN 7 2002

CITY OF LINCOLN
PLANNING DEPARTMENT

use. Neither the warehouse use nor the office use within the existing building involve use or storage of hazardous chemicals nor any other activity which could negatively affect the internal air quality of this facility. The existing building is bordered on the north by a large area of non-buildable real estate which is devoted to drainage control for a nearby creek; and is bordered on the west by an undeveloped field which is comprised of railroad right of way. There are currently two wholesale plumbing supply distributors located directly to the south of this property which include showrooms and the storage of plumbing equipment and supplies. A construction and industrial equipment rental business is located diagonally across the intersection of Lowell Street and South 8th Street. The State of Nebraska Department of Corrections, Cornhusker Industries, maintains a warehouse facility which is located across South 8th Street, to the east and southeast of this property. Specific Information has been requested by the applicant from the Department of Corrections as to the specific types of materials being stored in the warehouse. That information will be provided as soon as it is received from the Department of Corrections. The applicant is not aware, however, of any use or storage of hazardous chemicals within the warehouse. A vicinity map has been submitted with this application. It should be noted that there is considerable separation distance between this site and any other existing or potential future uses in this vicinity. The applicant does not believe that there is any concern regarding a risk of harm from the use or storage of any hazardous chemical nor does there appear to be any risk of harm regarding the internal air quality of the proposed facility.



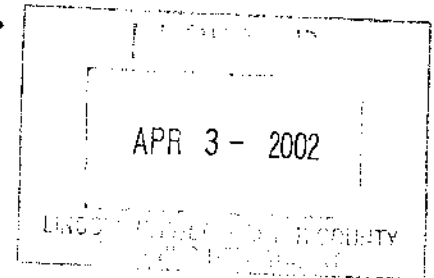
BOLLERUP & HUXOLL, P.C.

Law Offices

A Limited Liability Organization

3930 South Street, Suite 101
Lincoln, Nebraska 68506

U.S. Bank Building
40th & South Streets



RICHARD K. BOLLERUP
JENNIFER A. HUXOLL
TERESA TRUKSA SKRETTA

PHONE: (402) 441-0000
FAX: (402) 441-0007

April 2, 2002

Becky Horner
Lincoln-Lancaster County Planning Department
555 S. 10th St., Suite 213
Lincoln, NE 68508
Fax 441-6377

RE: Special Permit #1964 - Nova Sports private school

Dear Ms. Horner:

As I mentioned to you in our recent telephone conversation, my client is willing to abide by some of the suggestions that were made at the March 28, 2002 meeting. Specifically, they would agree to a condition requiring an automatic shutdown of the ventilation system, and a condition that there be no storage or use of significant hazardous materials on the actual premises that the private school would occupy. It was also suggested, however, that the ban on the use and/or storage of hazardous materials extend to adjacent lots within 300 feet of the premises. My client is simply not willing to agree to such a requirement as it would be an unacceptable risk to the significant investment that would be required in converting the existing building for the use as a private school. Even so, I would suggest the following language with respect to those proposed conditions:

1. That the applicant provide for and maintain a readily accessible on-site single switch shutdown of the ventilation system, controlling the entire area within the building used for the specially permitted use.
2. That there be no storage or use of hazardous chemicals either within the building in which the private school operates or within 300 feet of the building envelope. For purposes of this condition, "hazardous chemicals" shall mean types and/or quantities of chemicals which would not otherwise be permitted for use and/or storage in the following zoning districts: B-1; B-2; B-3; H-2; H-3.

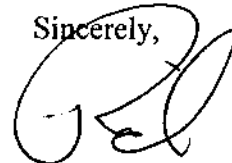
It is my understanding from our discussion that the suggested conditions be a requirement for the continued operation of the proposed use. It is my understanding that your intent is that any violation of those conditions would result in the revocation of the special permit. I have suggested that the condition relating to the use and/or storage of hazardous chemicals be tied to

the referenced zoning districts due to the fact that those zoning districts would allow for a private school as a matter of right. Further, I believe that such an approach would accommodate a reasonable allowance for the use and/or storage of limited quantities of chemicals that could otherwise be considered hazardous.

While I have suggested the above language for the conditions, please understand that it would be the intent of my client to contest the suggested condition relating to off-site chemicals.

Please feel free to discuss this suggested language with the law department and with the health department. If you would like to suggest any further changes, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard K. Bollerup', written over the word 'Sincerely,'.

Richard K. Bollerup
Attorney at Law

RKB\lk

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Jason Reynolds

DATE: 3/18/2002

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Nova Sports SP #1964

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed special permit #1964 which request to operate a private dance/gymnastic school for potential future negative public health impacts. The following concerns are noted:

- The applicant is requesting to convert part of an existing building into a private school that is located in an I-1 zone.
- The LLCHD has serious concerns regarding locating schools or establishments with susceptible populations in industrial zones. While the applicant has made a good attempt at assessing the possible current public health risks in the accompanying documentation, the LLCHD is most concerned with possible future uses of this property. By right, any industry can locate within an I-1 zone.
- A portion of the building is currently used as warehouse for a residential lawn sprinkler business. If, for example, this business closes and creates a vacancy in the building; what regulations or restrictions are in place to prevent a new business that does store hazardous chemicals from locating within this building? In addition, currently two wholesale plumbing supply distributors are located directly south of this property. The same future use concerns, with respect to public health, apply to these properties and businesses.
- In summary, based-upon the preceding information, the LLCHD cannot endorse the approval of this special permit.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE: 4/2/2002

DEPARTMENT: Planning

FROM: Chris Schroeder

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Nova Sports
SP #1964

On March 28, 2002, the Lincoln-Lancaster County Health Department (LLCHD) met with the Planning Department and a representative for Nova Sports, Richard Bollerup, to discuss our department's concerns that were expressed in a previous memo regarding this proposed dance/gymnastic school. After meeting with Mr. Bollerup, conducting additional research, and careful reexamination of the special permit application, the LLCHD notes the following concerns with locating a dance/gymnastic school in I-1 zoning:

- The LLCHD contacted Don Lincoln with Cornhusker State Industries to obtain information regarding their company's storage and/or use of hazardous materials or wastes. Cornhusker State Industries currently utilizes the former Sutherlands building and additional buildings for storage near the proposed Nova Sports. Mr. Lincoln stated that hazardous wastes are periodically stored in these buildings. In addition, Mr. Lincoln indicated that various other hazardous materials, specifically mentioned acids, are stored in these buildings, but was uncertain about the types and quantities of chemicals. At this time, the LLCHD has requested in writing a complete list of chemicals/materials and quantities that are stored in these buildings.
- While Mr. Bollerup has verbally agreed to place a condition in the special permit prohibiting hazardous chemicals/materials in the Nova Sports building, the LLCHD has serious concerns regarding storage of hazardous chemicals, materials, and wastes on adjacent property's. To alleviate this concern, the LLCHD recommended placing a condition in the special permit that creates a 300 foot buffer zone around Nova Sports which prohibits the storage and/or usage of hazardous chemicals or materials within the buffer zone. Therefore, in the event that hazardous chemicals/materials are stored or used in an adjacent business or building, the special permit for Nova Sports could be revoked. The LLCHD will not support the approval of special permit #1964 unless Nova Sports agrees to the aforementioned special permit condition of creating a 300 foot buffer zone in conjunction with prohibiting hazardous chemicals within the Nova Sports building.
- In addition, because of the potential for hazardous materials incidents in the area, the LLCHD

recommends the development and implementation of an emergency response plan and the heating, ventilation, and air conditioning (HVAC) system be equipped with an emergency shut-off switch to minimize the introduction and subsequent exposure of building occupants to hazardous materials.

M e m o r a n d u m

To: Becky Horner, Planning
From: *MB* Dennis Bartels, Engineering Services
Subject: Nova Sports Special Permit #1964
Date: March 18, 2002
cc: Roger Figard
Randy Hoskins

Engineering Services has reviewed the proposed Special Permit #1964 for a private dance and gymnastics school on I-1 zoned property at South 8th and Lowell and has the following comments:

1. Land use to the west of this property is undetermined because the land is undeveloped. Any used allowed in I-1 would occur on this property.
2. This building and site is located in the 100 year flood plain. Additions shown to the existing building must meet minimum floor elevations of the flood plain zoning.
3. Potential parking is shown along the west side of the building. This parking does not meet design standards because of the aisle width. The electrical service, gas meters, door swing area and what appears to be overhead doors occupy space that cannot be used to meet the 24' parking aisle requirement for 8.5' wide short term parking stalls.
4. The application speaks of a student drop off area. None is shown on the plans. Drop off areas may interfere with existing parking.



Chris M Schroeder
04/02/2002 10:57
AM

To: donlincoln@dcs.state.ne.us
cc: Scott E Holmes/Notes@Notes, Rebecca D Horner/Notes@Notes,
Mark A Kenne/Notes@Notes, Chris M Schroeder/Notes@Notes, Rick
L Thorson/Notes@Notes
Subject: Storage of Hazardous Wastes/ Materials request

Don,

As per our phone conversation this morning, the Lincoln-Lancaster County Health Department (LLCHD) is responsible for reviewing land-use proposals (such as preliminary plats, special permit applications, change of zones, etc.) for potential negative public health impacts.

Currently, the LLCHD is reviewing special permit #1964, which proposes to establish a private dance/ gymnastic school in an existing building located at 4001 S. 8th Street. The LLCHD has concerns regarding locating susceptible populations (children) in industrial zones.

Therefore, could you please provide a list of the types of hazardous materials/ wastes with approximate quantities that are stored in your facilities in the area of the proposed gymnastic school.

A timely response would be greatly appreciated because this proposed gymnastic school (special permit #1964) is slated for the April 3, 2002 planning commission agenda.

Regards,

Chris Schroeder
Environmental Engineer
Environmental Health Division

Memo



To: Jason Reynolds, Planning Department
From: Mark Canney, Parks & Recreation
Date: March 25, 2002
Re: Nova Sports SP 1964

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Planning Department needs to check landscape plan to make sure it conforms with their requirements for screening parking lots/commercial developments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

City of Lincoln, Nebraska

IMPORTANT

All revisions to plans must include Building Permit # and Job Address.

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Plan Review Comments

Permit # **DRF02030**

Address

Job Description: **NOVA SPORTS**

Location: **NOVA SPORTS**

Special Permit: **Y 1964**

Preliminary Plat: **N**

Use Permit: **N**

CUP/PUD: **N**

Requested By: **JASON**

Status of Review: **Approved**

Reviewer: **FIRE PREVENTION/LIFE SAFETY CODE**

BOB FIEDLER

Comments:

Current Codes in Use Relating to Construction Development in the City of Lincoln:

- 1997 Uniform Building Code and Local Amendments
- 1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
- 1989 Fair Housing Act As Amended Effective March 12, 1989
- 1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
- 1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
- 1999 National Electrical Code and Local Amendments
- 1997 Uniform Mechanical Code and Local Amendments
- 1994 Lincoln Gas Code
- 1994 NFPA 101 Life Safety Code
- 1997 Uniform Fire Code and Local Amendments
- Applicable NFPA National Fire Code Standards



Rodger P Harris

03/18/2002 10:36
AM

To: Jason W Reynolds/Notes@Notes
cc: Rebecca D Horner/Notes@Notes, Chuck A
Zimmerman/Notes@Notes
Subject: SP 1964 - Nova Sports - private school at 4001 S. 8th St.

We have reviewed the above proposed development and have the following comments to offer:

1. This building is located within the 100 yr. flood plain was constructed in accordance with regulations for construction within a flood plain.
2. The note regarding area separation walls and the uniform building code (UBC), and site plan notations, should be deleted, and/or replaced with a general note that the use of the building will comply with applicable building and life safety codes. Building and Life Safety Codes may not be dictated or modified by zoning actions. Specific building code requirements should not be included with zoning plans and documents nor based on limited zoning related plans, but rather should be determined on full building plans in the building permit process.



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LIN
COLN.NE.US>

03/11/2002 11:10
AM

To: Jason Reynolds <JReynolds@ci.lincoln.ne.us>
cc:
Subject: Nova Sports

Jason,

The Lincoln Police Department has no objections to the Nova Sports SP 1964.

Michael S. Woolman
Planning Sergeant
Lincoln Police Department